

105, 3500 Varsity Drive NW

Calgary, Alberta

MLS # A2269452



\$294,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 203
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage		
Inclusions:	N/A		

Welcome home to this inviting two-bedroom, one-bath condo offering comfort, convenience, and a touch of warmth. Enjoy step-free ground-floor access—perfect for easy living and accessibility. Inside, a spacious open-concept living and dining area welcomes you with natural light and a cozy wood-burning fireplace, ideal for relaxing or entertaining. The large private patio extends your living space outdoors, providing a sunny retreat for morning coffee, gardening, or alfresco dining. Thoughtfully designed for everyday convenience, the home includes in-unit laundry, ample storage, and a practical layout that feels both open and comfortable. Nestled in a well-maintained community close to The University of Calgary, schools, shops, parks, and public transit, this condo is a perfect blend of comfort, simplicity, and location.